

## WARRANTY DEED

Know All Men By These Presents

030282

That William T. Cottle, Jr. and Marjorie E. Cottle, Trustees of a Deed of Trust dated August 31, 1988, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations paid by Wal-Mart Stores, Inc., an Arkansas corporation having a principal place of business in Bentonville, Arkansas and a mailing address of 701 South Walton Boulevard, Bentonville, AR 72716, the receipt whereof, we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Wal-Mart Stores, Inc., its successors and assigns forever;

A CERTAIN parcel of land situated on the southerly side of Kennedy Memorial Drive in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

BEGINNING at a point on the assumed southerly sideline of Kennedy Memorial Drive at the northeast corner of the land now or formerly of Lucien F. Mathieu (see Book 2219, Page 130) as shown on "Standard Boundary Survey and Topographic Survey on Kennedy Memorial Drive, Waterville, Maine for Wal-Mart Stores, Inc., dated February 20, 1992" by Owen Haskell, Inc.; thence S 82° 04' 35" E by Kennedy Memorial Drive 167.37 feet to the land now or formerly of Kennebec Realty Trust (Book 3534, Page 48); thence the following courses by Kennebec Realty Trust; S 05° 34' 55" W a distance of 289.51 feet; S 81° 55' 05" E a distance of 23.40 feet; S 08° 04' 55" W a distance of 456.50 feet; S 84° 12' 55" W a distance of 455.00 feet; S 86° 47' 55" W a distance of 320.30 feet to a point on the southeasterly sideline of Route I-95 from which point a radial line bears N 67° 12' 31" W; thence northeasterly by Route I-95 by a curve to the left having a radius of 11,584.16 feet an arc distance of 309.79 feet to a "H" monument found; thence N 28° 19' 05" E by Route I-95 a distance of 36.48 feet to the land of Terry L. Gagner (Book 3022, Page 323); thence the following courses by the land of Gagner: N 38° 35' 55" E a distance of 132.06 feet; N 47° 12' 45" E a distance of 162.10 feet; and N 07° 55' 25" E a distance of 166.17 feet to the land of Lucien Mathieu; thence S 82° 04' 35" E by the land of Mathieu 56.00 feet; thence N 07° 55' 25" E by the land of Mathieu 175.08 feet to the point of beginning.

SAID parcel contains 8.26 acres. All bearings are based on the Maine State Grid West Zone.

Execution and delivery of this deed satisfies the obligations of seller pursuant to a certain option to purchase and purchase agreement dated December 20, 1991, between Cottle Family Enterprises, Inc., and the grantors herein as seller and Wal-Mart Stores, Inc., as purchaser.

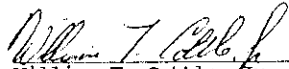
TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Wal-Mart, Inc., its successors and assigns, to it and its use and behoof forever.

AND we do COVENANT with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we the said William T. Cottle, Jr. and Marjorie E. Cottle, as Trustees of a Deed of Trust have hereunto set our hands and seals this 29th day of October, 1992.

Signed, Sealed and Delivered  
in the presence of



  
William T. Cottle, Jr., Co-Trustee

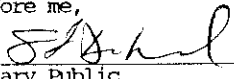
  
Marjorie E. Cottle, Co-Trustee

STATE OF MAINE  
COUNTY OF KENNEBEC

Date: October 29, 1992

Personally appeared the above named William T. Cottle, Jr., as Trustee of a Trust, and acknowledged the above instrument to be his free act and deed in said capacity, and the free act and deed of the trust.

Before me,

  
Notary Public

Stephen F. Duber  
Notary Public Attorney at Law  
My Commission Expires  
September 4, 1994

SEAL

RECEIVED KENNEBEC SS.

1992 OCT 30 PM 1:19

ATTEST:   
REGISTER OF DEEDS